

March 7, 2023 at 10:00 am

front entrance of Courthouse Annex at 309 East Milam in the City of Wharton, Texas

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid driver's license or identification card **issued by a state agency or the United States government**. The grantee named in the deed must be the same person who was the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Wharton County Sheriff Department**. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Section. 33.51, Texas Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation, and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Wharton at (979) 282-8089.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

OFFICE USE ONLY:	Bidder Purchased Property (listed below)	
Cause No: _____	Account: _____	Purchase Price: \$ _____
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PROPERTIES TO BE SOLD ON MARCH 7, 2023:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T07863	The County of Wharton, Texas v Yolanda Simms Manzano aka Yolanda Simms et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.3214 ACRES, MORE OF LESS, LYING AND BEING LOTS 11 AND 12, BLOCK 21, SOUTH EL CAMPO, WHARTON COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 861, PAGE 472 OF THE DEEDS RECORDS OF WHARTON COUNTY, TEXAS, AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE WHARTON COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS R023871 AND R023870 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS AS FOLLOWS: 0.160700 Acre being Lot 12, Block 21, South El Campo, Wharton County, Texas, 310 LINCOLN, El Campo, Texas Account #R023871 Judgment Through Tax Year: 2013; and 0.16070 Acre being Lot 11, Block 21, South El Campo, Wharton County, Texas, LINCOLN Account #R023870 Judgment Through Tax Year: 2013	\$103,300.00
2	T09517	Wharton County et al v Jessie Miller et al	50.00 feet by 140.00 feet, containing 0.1610 acre, more or less, known as Lot 2 in Block 40, City of Hungerford, Wharton County, Texas (Volume 347, Page 457 of the Deed Records, Wharton County, Texas), 7506 JUANITA, Hungerford, Texas Account #R051797 Judgment Through Tax Year: 2014	\$43,900.00
3	T010169	The County of Wharton, Texas v Danny Henderson et al	Lot 9, Otell 1st Addition, City of El Campo, Wharton County, Texas (Volume 117, Page 21 of the Deed Records, Wharton County, Texas), Account #R021821 Judgment Through Tax Year: 2021	\$20,100.00
4	T010418	The County of Wharton, Texas v Anthony P. Martinovic, et al	Lots 2A, 1A, and 2B, Block 2, Town of Wharton, Wharton County, Texas (Volume 117, Page 21 of the Deed Records, Wharton County, Texas), Account #R025965 Judgment Through Tax Year: 2021	\$5,000.00
5	T010516	The County of Wharton, Texas v Macario DeLeon et al	Being 0.516 Acres, more or less, Lot 1, out of Abstract 261 of the I.R.R. Co. Survey of Wharton County, Texas (Volume 4, Page 727 of the Deed Records, Wharton County, Texas), Account #R038753 Judgment Through Tax Year: 2019	\$2,200.00
6	T010698	The County of Wharton, Texas v Thomas Martinez, Sr.	3.00 Acres, more or less, out of the S. Hudson League, Abstract No. 29, being Lot 3, Whispering Oaks Subdivision, Wharton County, Texas (Volume 117, Page 21 of the Deed Records, Wharton County, Texas), Account #R025987 Judgment Through Tax Year: 2019	\$2,800.00
7	T010818	The County of Wharton, Texas v Theresa Mares	0.344 Acre, more or less, being Tract 68G, out of Abstract 31, Wharton County, Texas (Volume 935, Page 657 of the Deed Records, Wharton County, Texas), Account #R072500 Judgment Through Tax Year: 2021	\$7,100.00
8	T010974	The County of Wharton, Texas v Mary Earls et al	0.50 Acre, more or less, out of the S F Austin League No 1, Abstract 4, being off the North end of Lot 6, AKA 104' X 208' of the North end of Lot 6, Wharton County, Texas (Volume 422, Page 488, Deed Records, Wharton County, Texas), W FM 1161 Account #R028116 Judgment Through Tax Year: 2021	\$7,000.00
9	T011057	The County of Wharton, Texas v Steven Bear et al	A Manufactured Home Only, 1996, 16'X76', HBOS MFG Oakwood, Label #114111, Wharton County, Texas, Account #R008741 Judgment Through Tax Year: 2021	\$4,900.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	T011109	The County of Wharton, Texas v Charles M. Manske, Trustee of the Mankse Family Trust et al	2.376 Acres in the S.F. Austin League, Abstract No. 3 and being Lot 8 in Volume 201, Page 5, Deed Records of Wharton County, Texas and as recorded in the Map showing the Lillie Jefferson Partition of Lands in the D. Wade League, Abstract No. 3 and the S.F. Austin Survey No. 3, Abstract No. 3 of Wharton County, Texas and being the same 3.38 Acres in C/P Trust Tract 8 in Volume 907, Page 542 conveyed from Matthew Gills to Richard L. Manske by Deed dated March 18, 1983, recorded in Volume 610, Page 223, Deed Records, of Wharton County, Texas and being the same property account assessed on the Wharton County Tax Roll as Abstract No. 3, Tracts 97 & 98, Lot 8, Jefferson 2.376 Acres, more or less, Wharton County, Texas (Tract 8 in Volume 907, Page 542, Deed Records, Wharton County, Texas), FM 640 Account #R027871 Judgment Through Tax Year: 2021	\$15,300.00
11	T011129	The County of Wharton, Texas v Emelia Arrambide	107.50 feet by 60.00 feet, being a 0.1474 Acres, more or less, tract of land, more or less, being out of the Southwest corner of Lot 6, Block 6, Fairview Addition, City of El Campo, also being described on the W WITHDRAWN (Volume 8, Page 67, Deed Records of Wharton County, Texas), 924 Alice Ave, El Campo, Texas Account #R015139 Judgment Through Tax Year: 2021	\$6,100.00
RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
12	T07518	Wharton County, et al v Carvel Spears, A/K/A Carvell Spears, ET AL	Lot 2, Block 9, Original Townsite of Hungerford, Wharton County, Texas (Volume I, Page 473, Deed Records of Wharton County, Texas), 7515 W BERNARD Account #R017576/10652-009-002-00 Bid in Trust 11/1/2022 Judgment Through Tax Year: 2004	\$5,000.00
13	T010529	The County of Wharton, Texas v Laura Capelo Gomez et al	Lot 18, Block 3 of the Colored Addition to the City of City of El Campo, Wharton County, Texas (Tract 2 in Volume 645, Page 164 of the Deed Records, Wharton County, Texas), PALACIOS Account #R012932 Bid in Trust 11/1/2022 Judgment Through Tax Year: 2020: and Lot 18, Block 3 of the Colored Addition to the City of City of El Campo, Wharton County, Texas (Tract No. 2 in Volume 447, Page 83, Deed Records of Wharton County, Texas), PALACIOS Account #R012931 Bid in Trust 11/1/2022 Judgment Through Tax Year: 2020	\$500.00
14	T010991	The County of Wharton, Texas v Parthinia Bowden et al	5.810 Acres, more or less, out of the Edwards Survey, Abstract 3, Tract 8, Wharton County, Texas (Tract 8 in Volume 134, Page 146, Deed Records, Wharton County, Texas) Account #R027926 Bid in Trust 11/1/2022 Judgment Through Tax Year: 2021	\$750.00